

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

43 MARACANA CIRCUIT STRATHTULLOH VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$629,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6 MARACANA CIRCUIT STRATHTULLOH VIC 3338	\$710,000	05-Jul-24
10 AUGUSTA WAY STRATHTULLOH VIC 3338	\$615,000	19-Jan-24
5 MARACANA CIRCUIT STRATHTULLOH VIC 3338	\$660,000	09-Feb-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 30 October 2024



**6 MARACANA CIRCUIT  
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$710,000** Sold Date **05-Jul-24**

Distance **0.16km**



**10 AUGUSTA WAY  
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$615,000** Sold Date **19-Jan-24**

Distance **0.2km**



**5 MARACANA CIRCUIT  
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$660,000** Sold Date **09-Feb-24**

Distance **0.21km**



**18 COLOSSEUM DRIVE  
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$620,000** Sold Date **20-Jul-24**

Distance **0.28km**



**17 ASTLEY DRIVE STRATHTULLOH  
VIC 3338**

 4  2  2

Sold Price **\$667,000** Sold Date **16-Jul-24**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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